

116.0

0001

0026.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

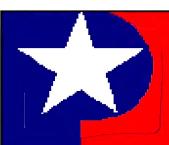
732,000 / 732,000

USE VALUE:

732,000 / 732,000

ASSESSED:

732,000 / 732,000


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		HANCOCK ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: OCONNOR DAVID R	
Owner 2:	
Owner 3:	
Street 1: 22 HANCOCK ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

Postal: 02474	Type:
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PREVIOUS OWNER	
Owner 1: OCONNOR DAVID R/TRUSTEE -	
Owner 2: 22 HANCOCK STREET TRUST -	
Street 1: 22 HANCOCK ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

Postal: 02474	
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NARRATIVE DESCRIPTION	
This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	
Flood Haz:	
D	
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LUC	Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	6978	Sq. Ft.	Site		0	70.	0.90	6										440,537						440,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6978.000	291,500		440,500	732,000		74396
Total Card	0.160	291,500		440,500	732,000	Entered Lot Size	GIS Ref
Total Parcel	0.160	291,500		440,500	732,000	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	473.17	/Parcel: 473.17	Land Unit Type:	Insp Date
							10/04/18

PREVIOUS ASSESSMENT	Parcel ID	116.0-0001-0026.0	18999!
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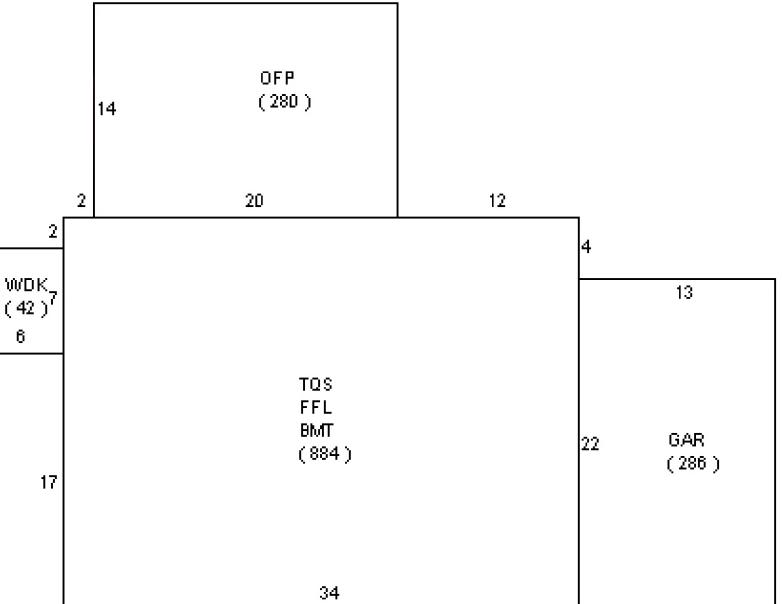
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,500	0	6,978.	440,500	732,000		Year end	12/23/2021
2021	101	FV	281,700	0	6,978.	440,500	722,200		Year End Roll	12/10/2020
2020	101	FV	281,700	0	6,978.	440,500	722,200	722,200	Year End Roll	12/18/2019
2019	101	FV	228,500	0	6,978.	434,200	662,700	662,700	Year End Roll	1/3/2019
2018	101	FV	228,500	0	6,978.	333,600	562,100	562,100	Year End Roll	12/20/2017
2017	101	FV	228,500	0	6,978.	314,700	543,200	543,200	Year End Roll	1/3/2017
2016	101	FV	228,500	0	6,978.	289,500	518,000	518,000	Year End	1/4/2016
2015	101	FV	214,900	0	6,978.	270,600	485,500	485,500	Year End Roll	12/11/2014

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OCONNOR DAVID R	32785-382		2/1/2001	Family		1	No	No	
O'CONNOR DAVID	27658-1		9/9/1997	Family		1	No	No	F

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name						
2/11/2005	90	Siding	17,600					vinyl		10/4/2018	MEAS&NOTICE	CC	Chris C						
10/29/1998	748	Manual	4,500					REROOF		3/3/2009	Meas/Inspect	372	PATRIOT						
										5/3/2006	External Ins	BR	B Rossignol						
										9/26/2005	Permit Visit	BR	B Rossignol						
										2/11/2000	Meas/Inspect	263	PATRIOT						
										1/1/1982		CM							

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 5	- Cape			Full Bath: 1	Rating: Good														
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating:														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:				OthrFix: 1	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: GRAY				A Kits: 1	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:														
Grade: C - Average				<b>CONDOS INFORMATION</b>															
Year Blt: 1959	Eff Yr Blt:			Location:															
Alt LUC:				Total Units:															
Jurisdct:				Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:	No Unit			RMS:	7	BRS:	4	FL:			
Prim Int Wal: 1	- Drywall			Functional:	%			Interior:	1				7		4				
Sec Int Wall:				Economic:	%			Additions:											
Partition: T	- Typical			Special:	%			Kitchen:											
Prim Floors: 3	- Hardwood			Override:	%			Baths:											
Sec Floors:				Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:											
Subfloor:				Basic \$ / SQ: 110.00				Heating:											
Bsmnt Gar:				Size Adj.: 1.32873297				General:											
Electric: 3	- Typical			Const Adj.: 0.99989998				<b>COMPARABLE SALES</b>											
Insulation: 2	- Typical			Adj \$ / SQ: 146.146				Rate	Parcel ID	Typ	Date	Sale Price							
Int vs Ext: S				Other Features: 79500															
Heat Fuel: 2	- Gas			Grade Factor: 1.00															
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100				LUC Factor: 1.00															
Solar HW: NO				Adj Total: 358076															
% Com Wal				Depreciation: 66602															
				Depreciated Total: 291474															
<b>MOBILE HOME</b>				Make:				WtAv\$/SQ:	AvRate:	Ind.Val:									
<b>SPEC FEATURES/YARD ITEMS</b>				Model:				Juris. Factor:	Before Depr: 146.15										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>PARCEL ID</b> 116-0-0001-0026.0	
More: N	Total Yard Items:				Total Special Features:									Total:					



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	884	43.840	38,758						
FFL	First Floor	884	146.150	129,193						
TQS	3/4 Story	663	146.150	96,895						
GAR	Garage	286	23.740	6,789						
OPF	Open Porch	280	22.390	6,269						
WDK	Deck	42	16.000	672						
Net Sketched Area: 3,039				Total:	278,576					
Size Ad	1547	Gross Area	3260	FinArea	1547					

**IMAGE**



**AssessPro Patriot Properties, Inc**